



STATEMENT OF JUSTIFICATION
FOR

A Special Exception to allow residential apartments as part of a commercial development.

Incorporated herein is the Statement of Justification for rezoning a portion of the same property from it's current C-2 use to a C-1 use with residential apartments as set forth in Rezoning Application REZN04-LE-001 for Liberty Station.

Additionally, the request meets the General standards of Zoning Ordinance Section 5-006 as follows:

- 1) The proposed development fully complies with the Comprehensive Plan for the area and in fact will enhance the value of adjoining and nearby property; and
- 2) The road dedication and pedestrian traffic associated with this development will not conflict with adjoining properties and will in fact enhance pedestrian access; and
- 3) Landscaping and screening is incorporated into the development plan with the planned open space; and
- 4) Adequate open space is provided; and
- 5) Adequate public utilities are built into the plan and adequate parking is addressed in the attached parking study; and
- 6) Signage will conform with Article 8 of the Zoning Ordinance; and
- 7) No time limit needs to be imposed on the Special Exception because the proposed use complies with the Comprehensive Plan and once constructed will be permanent in nature; and
- 8) There will be no environmental degradation air or on water quality as a result of adding residential uses to the planned commercial uses of the subject property; and
- 9) All uses of the property will comply with all requirements of the Zoning Ordinance.

Therefore, the Applicant believes that no conditions other than those voluntarily proffered pursuant to Rezoning Request REZN04-LE-001 are necessary.